114.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,200 / 674,200
					USE VALUE:	674,200 / 674,200
					ASSESSED:	674,200 / 674,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANSEN CHRISTINE L/TRUSTEE
Owner 2:	CLIFFORD FMLY IRREVOCABLE TRUS
Owner 3:	
Street 1:	239 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CLIFFORD AUGUSTINA L -
Owner 2:	-
Street 1:	239 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,229 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 2193 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6229.000	249,400		424,800	674,200
Total Card	0.143	249,400		424,800	674,200
Total Parcel	0.143	249,400		424,800	674,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 307.43 | /Parcel: 307.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72842
GIS Ref	
GIS Ref	
Insp Date	09/29/18

!8839!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	249,700	0	6,229.	424,800	674,500	674,500	Year End Roll	12/18/2019
2019	101	FV	217,300	0	6,229.	430,900	648,200	648,200	Year End Roll	1/3/2019
2018	101	FV	217,300	0	6,229.	321,600	538,900	538,900	Year End Roll	12/20/2017
2017	101	FV	217,300	0	6,229.	291,300	508,600	508,600	Year End Roll	1/3/2017
2016	101	FV	217,300	0	6,229.	279,200	496,500	496,500	Year End	1/4/2016
2015	101	FV	216,300	0	6,229.	236,700	453,000	453,000	Year End Roll	12/11/2014
2014	101	FV	216,300	0	6,229.	224,500	440,800	440,800	Year End Roll	12/16/2013
2013	101	FV	216,300	0	6,229.	213,600	429,900	429,900		12/13/2012

PRINT

Date	Time
12/10/20	23:22:49

LAST REV

Date	Time
10/05/18	10:39:10
apro	
8839	

USER DEFINED

Prior Id # 1:	72842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLIFFORD AUGUST	57428-265		9/12/2011	Convenience	1	No	No		
	9510-59		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	BS	Barbara S
8/23/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	163	PATRIOT
2/4/2000	Meas/Inspect	197	PATRIOT
9/4/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6229		Sq. Ft.	Site		0	70.	0.97	5									424,811						424,800	

Total AC/HA:	0.14300	Total SF/SM:	6229	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	424,811	Spl Credit		Total:	424,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98000002
Adj $ / SQ:	125.685
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338881
Depreciation:	89465
Depreciated Total:	249416

COMMENTS

COULD NOT INS BMT - DOG..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

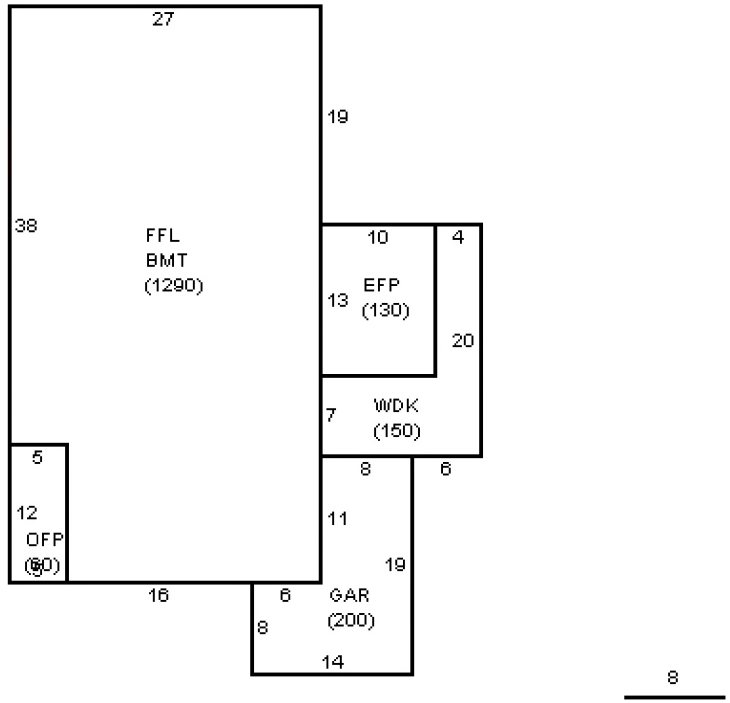
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.69
Special Features:	0	Val/Su Net:	79.94
Final Total:	249400	Val/Su SzAd	193.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,290	54.860	70,771
FFL	First Floor	1,290	125.690	162,134
GAR	Garage	200	26.950	5,390
WDK	Deck	150	12.410	1,862
EFP	Enclos Porch	130	47.200	6,137
OFP	Open Porch	60	43.120	2,587

Net Sketched Area:	3,120			Total:	248,881
Size Ad	1290	Gross Are	3120	FinArea	2193

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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